146.0	0003	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,020,700 / 1,020,700
					USE VALUE:	1,020,700 / 1,020,700
					ASSESSED:	1,020,700 / 1,020,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCALMONT DOUGLAS R/JOAN A
Owner 2:	
Owner 3:	
Street 1:	21 HILLCREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCCALMONT DOUGLAS R/JOAN A -
Owner 2:	-
Street 1:	21 HILLCREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1932, having primarily Vinyl Exterior and 1940 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8244.000	486,800		533,900	1,020,700
Total Card	0.189	486,800		533,900	1,020,700
Total Parcel	0.189	486,800		533,900	1,020,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 526.13 /Parcel: 526.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95890

GIS Ref

GIS Ref

Insp Date 12/18/08

!11419!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	486,800	0	8,244.	533,900	1,020,700		Year end	12/23/2021
2021	101	FV	470,900	0	8,244.	533,900	1,004,800		Year End Roll	12/10/2020
2020	101	FV	470,900	0	8,244.	533,900	1,004,800	1,004,800	Year End Roll	12/18/2019
2019	101	FV	365,900	0	8,244.	500,500	866,400	866,400	Year End Roll	1/3/2019
2018	101	FV	365,900	0	8,244.	413,700	779,600	779,600	Year End Roll	12/20/2017
2017	101	FV	365,900	0	8,244.	380,400	746,300	746,300	Year End Roll	1/3/2017
2016	101	FV	365,900	0	8,244.	347,000	712,900	712,900	Year End	1/4/2016
2015	101	FV	338,400	0	8,244.	340,300	678,700	678,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:29:12

LAST REV

Date	Time
06/08/21	12:47:01
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11419

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN SARA Q/DA	43829-553		10/1/2004	Change>Sale	530,000	No	No		
HART GEORGE A &	41988-241		2/4/2004	Change>Sale	324,000	No	No		
	7337-525		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	95890
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2013	1030	Re-Roof	4,400	C				
8/5/2008	884	Addition	137,000	C		G10	GR FY10	GAR MBDRM ADD
2/17/2004	88	Renovate	30,000	C				REN/ATTIC KITC/BAT
2/3/2004	59	Re-Roof	8,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
12/18/2008	Meas/Inspect	294	PATRIOT
1/26/2005	Permit Visit	BR	B Rossignol
12/9/2004	MLS	MM	Mary M
4/26/2000	Inspected	264	PATRIOT
1/4/2000	Measured	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8244		Sq. Ft.	Site		0	80.	0.81	9									533,855						533,900	

Total AC/HA:	0.18926	Total SF/SM:	8244	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	533,855	Spl Credit		Total:	533,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.09331846
Const Adj.:	0.99989998
Adj $ / SQ:	120.253
Other Features:	105000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510314
Depreciation:	23474
Depreciated Total:	486840

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

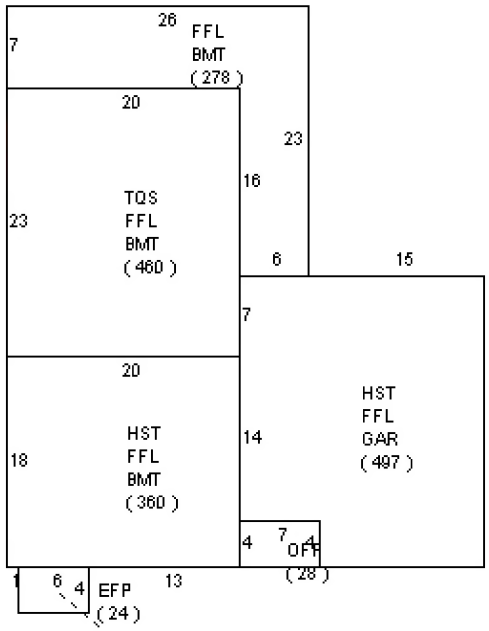
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	145.51
Special Features:	0	Val/Su Net:	121.22
Final Total:	486800	Val/Su SzAd	205.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,595	120.250	191,804
BMT	Basement	1,098	36.080	39,611
GAR	Garage	497	20.030	9,954
HST	Half Story	429	72.150	30,917
TQS	3/4 Story	345	120.250	41,487
OFP	Open Porch	28	44.000	1,232
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	4,016	Total:	316,747
Size Ad	2368.5	Gross Area	4559	FinArea 1940

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

146.0-0003-0003.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	